

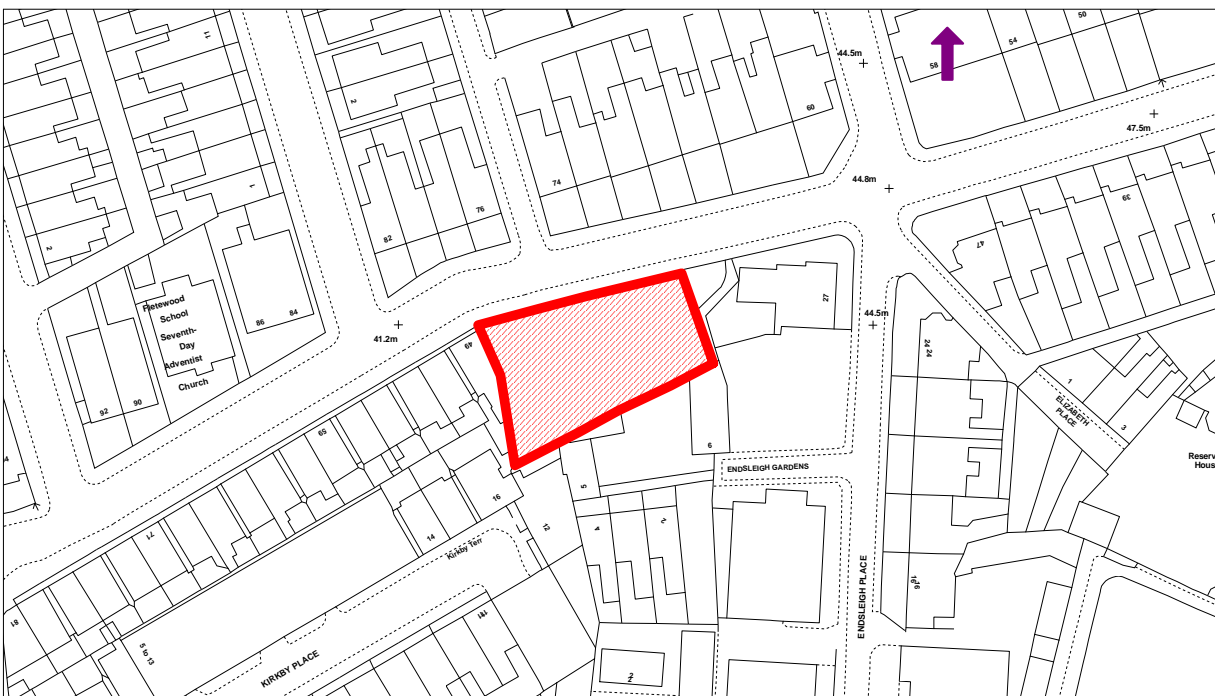
# PLANNING APPLICATION REPORT



<b>Application Number</b>	15/01251/FUL	<b>Item</b>	03
<b>Date Valid</b>	04/08/2015	<b>Ward</b>	Drake

<b>Site Address</b>	47A NORTH ROAD EAST PLYMOUTH		
<b>Proposal</b>	Demolition of existing building and replace with student accommodation (39 apartments)		
<b>Applicant</b>	GE Developments Ltd		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>03/11/2015</b>	<b>Committee Date</b>	<b>Planning Committee: 24 September 2015</b>
<b>Decision Category</b>	Member referral and Major with more than 5 LORs		
<b>Case Officer</b>	Christopher King		
<b>Recommendation</b>	Grant conditionally subject to S106 Obligation		

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This application has been referred to Planning Committee as it has received more than 5 letters or representation, as well as being referred by Cllr Steve Ricketts

## **1. Description of site**

Known as 'Reservoir Court', the application site is located on the southern side of North Road East, on the northern fringe of the City Centre and University Area Action Plan zone. The site currently provides a small, low quality single storey building with associated parking for an insurance company (A2 Use Class). The site has a Plymouth limestone wall running along all boundaries meaning the site is almost entirely obscured from the street view. The site is relatively level, with no specific amenity value to the area.

The adjacent and surrounding buildings are residential and University buildings, demonstrating a mix of 2 and 3 storey contemporary, early 20<sup>th</sup> century and Victorian buildings. North Road East contains some grade 2 listed buildings, although none are directly adjacent or opposite the application site.

## **2. Proposal description**

Demolition of existing building and replace with student accommodation (39 apartments). The existing use of the site is as A2 (financial and professional services) employment space with associated car parking

## **3. Pre-application enquiry**

This proposal was subject of a pre-application enquiry where officers established the acceptability of the principal of use on this site, and reviewed relatively detailed sketches of both the massing and layout. The application hereby submitted has considered officers advice, and have been presented with a scheme that is consistent with the pre-app proposals.

## **4. Relevant planning history**

No relevant site planning history

## **5. Consultation responses**

Local Highways Authority – Recommends Conditional Approval

Public Protection Service – Recommends Conditional Approval

Police Architectural liaison – No Objections

Plymouth University – No Objections

## **6. Representations**

A total of ten letters of representation were received during the 21 day consultation period, all of which objected to the proposal. None were received this period.

Following the submission of revised layout plans demonstrating greater communal space and a secure parking arrangement after consultation with ward Councillors, the application was re-advertised for a further 14 days. This consultation period ends on the 18<sup>th</sup> September.

Thus far, an additional eight (8) letters have been received. Seven of these letters object to the proposal, and one makes observations, although comments suggest objection. The comments within these letters are covered in the above summary.

Below is a summary of the concerns and comments outlined in all the submitted letters of representation:-

- Building is too large, and out of character for the area, and not sympathetic
- Overdevelopment
- Could encourage anti-social behaviour
- Loss of sunlight to dwellings north of the site
- Increase overlooking
- Not enough parking is being provided and will therefore compound on street parking in nearby areas
- Parking layout will result in reversing manoeuvres onto the highway
- Loss of amenity to residents during construction
- Increase congestion on North Road East – Already very congested
- No lift provided for disabled persons
- Not enough communal space
- Too much communal space
- City Centre is becoming a student ghetto
- Loss of privacy to neighbouring residents
- Suitable management plan required
- On site warden is required
- Refuse removal is likely an issue
- Too many similar development in the area already
- Permanent residents are now a minority
- Contrary to the university's decreasing figures
- This area needs other types of residential accommodation, not more student accommodation
- Poor living conditions for students
- Unsustainable from a community and business perspective
- Students are not the quietest or most respectful residents
- Article 4 Directive isn't working
- Detrimental to the quality of life for local residents
- Developers should have carried out more public consultation
- Stone wall in situ should remain
- Flat roof could become a communal space
- Harmful to nearby guest house business
- Contained within one Letter of Representation was a request/recommendation that should the proposal be granted permission, the S106 money should go towards a 24/7 noise abatement team for the whole of the area.

## **7. Relevant Policy Framework**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007). In the case of this application, it also comprises City Centre & University Area Action Plan

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft (January 2015) has been subject to a consultation process and representations received are currently being reviewed. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- Specific policies in the Framework indicate development should be restricted.

*Additionally, the following planning documents are also material considerations in the determination of the application:*

- *Sustainable Design Supplementary Planning Document*
- *Development Guidelines Supplementary Planning Document*
- *Planning Obligations & Affordable Housing 2<sup>nd</sup> Review Supplementary Planning Document*

## **8. Analysis**

This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.

- I. This application turns on the following policies of the Local Development Framework Core Strategy:-  
CS01 – Sustainable Linked Communities

CS02 – Design  
CS03 – Historic Environment  
CS04 – Future Employment provision  
CS05 – Development of Existing Sites  
CS18 – Plymouths Greenspace  
CS19 – Wildlife  
CS20 – Sustainable Resource Use  
CS21 – Flood Risk  
CS22 – Pollution  
CS32 – Designing Out Crime  
CS33 – Planning Obligations  
CS34 – Planning Application Considerations

2. This application also turns on the following proposals of the City Centre and University Area Action Plan:-  
CC04 – A Sustainable City Centre Neighbourhood  
CC05 - Combined Heat and Power, District Heating and Cooling  
CC16 – University of Plymouth Campus
3. The principal issues relating to this application are considered to be impact towards residential amenity, design, massing and layout and character of the proposal on the street scene and area.

#### 5 year housing supply

4. When determining applications for residential development it is important to give consideration to housing supply. (Note: this does include student accommodation developments that result in additional dwellings to the dwelling stock i.e. cluster flats)
5. Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”
6. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
7. For the reasons set out in the Authority’s Annual Monitoring Report (January 2015) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2015-20 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,599 dwellings which equates to a supply of 3.1 years when set against the housing requirement as determined by the requirements of the NPPF or 2.5 years supply when a 20% buffer is also applied.

8. The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:
  - Available to develop now
  - Suitable for residential development in terms of its location and sustainability; and
  - Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.
9. Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.
10. For decision-taking this means:
  - approving development proposals that accord with the development plan without delay; and
  - where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
    - specific policies in this Framework indicate development should be restricted”
11. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

#### Principle of Development and Policy Background

12. The Council's planning policy framework in the form of the adopted Core Strategy, AAPs and emerging Plymouth Plan supports the provision of purpose built student accommodation, as outlined below.
13. At the strategic level policy CS15 of the Core Strategy identifies that 17,250 new homes are required to be built in the city by 2021, and these are required to meet the current and future needs of the population including students.
14. The application site is located within the CCI6 allocation of the City Centre and University AAP which supports mixed use development and identifies that the area will evolve into a high quality mixed use campus with areas of student accommodation. Therefore this development would be supported in principle through the AAP subject to the development being of sufficient quality.
15. The AAP identifies that the focus of the activity within the campus will be ensuring that all first year students have the offer of purpose built accommodation. This proposal will help support this objective.
16. The Draft Plymouth Plan continues to welcome and support the Universities within the City and the student population. Policy I (5) identifies that it is important to that every student feels welcome and have access to quality accommodation near their place of study. Policy I5- Meeting local housing needs, supports purpose built student accommodation in the form of cluster flats and studio developments where these are in locations close to the education

establishment, support wider regeneration objectives, are acceptable in terms of impact on their existing residential areas, and which provide decent accommodation with support facilities.

17. This site is located within the University Campus and therefore is a very suitable location. As identified in the City Centre and University AAP this area is a focus for regeneration and the City Centre and University is identified within the Draft Plymouth Plan as a Strategic Growth Area.
18. Through the implementation of planning permissions for purpose built student accommodation there will inevitably be less pressure placed on the existing housing stock within the City. This will reduce the demand for student HMOs within communities. If these developments were not supported through planning policy then there would be a greater impact on the existing housing stock as the need generated from the student population would be met through existing houses.
19. Paragraph 2.8.46 of the Development Guidelines SPD adds that the Council will support purpose built student accommodation as long as it is well designed, provides a decent standard of accommodation and is suitably located to minimise any negative impacts on residential amenity.
20. In lieu of the above points, officers consider that the principle of the proposal is acceptable at this site, and as suggested in paragraph 10.2 of the Core Strategy will help achieve the goals of the Core Strategy by promoting 'a wide choice of housing types, to meet the needs of all members of the community'.
21. The University has indicated that this is a responsible proposal that would help to meet some of the unmet demand for student accommodation in the City, and the massing of the scheme seems in keeping and the layout, size and density of the rooms appear to be suitable for contemporary requirements.

#### Loss of Employment Land

22. The proposal would result in the loss of 322sqm of A2 office space and there is no provision within the proposed development for any future employment space other than ancillary employment associated with the buildings ongoing management (cleaners/manager for example). The office space in question has been fully occupied for 16 years by a high quality tenant in the financial services sector and there is no evidence to suggest it would be difficult to re-let. Officers recognise that the loss is contrary to policy CS04.
23. The development is in close proximity to the train station, the university and the vibrant mixed used employment space of North Hill, however as the site is relatively undeveloped, intensifying its use as office space would be unviable at current market rents. Therefore if the site were to remain as employment land, it is the view of officers that this would not be an efficient use of land, and on balance, the site would be better served, due to its location as Student Housing
24. The Economic Development Department has accepted the loss of employment space in principle to develop the site, providing there is a financial contribution to offset this loss. The financial contribution would help facilitate other employment generating projects in the locality, such as the redevelopment of the train station and is seen by officers as a positive

scheme for the area and accords with policy CS04 of the Core Strategy. Planning obligations have been sought in respect of the following matters:

- £17,889 to facilitate new employment space at, and redevelopment of, Plymouth Central train station.
25. Notwithstanding this, the applicant has not agreed to the loss of employment offset contribution, and the applicant has indicated that the tenant of the building (part of a major PLC) will be relocating to a smaller premises within Plymouth and they currently employ eight staff therefore the size of the office at this site exceeds their needs. It was the company's decision to relocate and they served notice on the owner prior to a planning application being made.
26. Whilst the loss of employment space is disappointing, officers recognise that the wider area has adequate office uses within, and around the city centre. North Hill for example is a key area for higher value employment types and it is likely that the business who currently occupies the application site will relocate in this area.
27. Officers consider that the proposal will help support the development of Plymouth learning infrastructure in accordance with policy CS04 (7), and outweighs to policy CS05 with specific regard to criteria 2 and 5.

#### Proposal

28. This planning application is for a purpose built, three and four storey student accommodation residence containing thirty nine self-contained studio and 1 bed apartments, including two apartments suitable for disabled students. The building includes 90m<sup>2</sup> of internal communal space at ground floor level, and an area of external amenity space for residents.
29. The ground floor includes:-
- Two x 1 Bed Accessible Apartments
  - Two x Studio Apartments
  - Communal Space x 90m<sup>2</sup>
  - Secure under-croft parking area providing parking five cars (one disabled space) and a couple of motorcycles.
  - Bin store, plant room and storage cupboard
  - 125m<sup>2</sup> outdoor amenity space
30. The First Floor includes:-
- Three x 1 Bed Apartments
  - Eleven x Studio Apartments
  - Cleaners Store
31. The Second Floor includes:-
- Three x 1 Bed Apartments
  - Eleven x Studio Apartments
  - Cleaners Store
32. The Third Floor includes:-
- Seven x 1 Bed Apartments
  - Cleaners Store



33. The two accessible flats are 44.2m<sup>2</sup> to 46.8m<sup>2</sup> in size; the 1 bed apartments range between 34.8m<sup>2</sup> and 40.6m<sup>2</sup>; and the studio flats are all 22.9m<sup>2</sup> in size. All flats have private bathrooms and kitchen facilities. The accessible apartments and the 1 bed apartments have separate bedroom and living room areas.
34. Within the rear of the site, secure undercover storage for 39 bikes is proposed. This area also provides additional outdoor amenity/communal space for residents, with some soft landscaping and bench seating to promote its use.

#### Design – Massing

35. The site is currently occupied by a single storey office building of limited architectural merit which is almost entirely obscured from the street scene by the stone wall. This proposal will see the demolition of this existing building and the lowering of the front wall to provide a three and four storey building with a footprint of 520m<sup>2</sup>, and maximum height above ground level of 12.75m
36. The building is identified in three sections; with two wings attached to a taller central section. The western section is three storeys in height and allows the proposal to blend in with the adjacent Endsleigh Terrace as demonstrated in the Proposed Street Scene Plans.
37. The eastern section is four storeys in height, continuing the step created by the central section creating a bookend to the terrace. The medical school building on the corner of Endsleigh Place and North Road East is two storeys in height, and will be sandwiched between two taller buildings which in officer's view would not be detrimental to the appearance of the street scene.
38. The North Road East street scene is defined by uniform two, three and four storey terraces. Other surrounding buildings south of the site are slight less uniform. The proposed building is higher than some adjacent buildings; however it will not exceed the height of the tallest buildings within the immediate vicinity.
39. The massing is considered by officers to be at the upper limit of what is acceptable on the site. The stepping of the building is reflective of adjacent terraces, and softens the appearance of the building within the street scene. The proposed massing is therefore considered to accord with policy CS34 (4).

#### Design – Street Scene and Appearance

40. As noted, North Road East's street scene is defined by uniform two, three and four storey terraces. To accord with the policy CS02 (3), the front elevation of the proposal has attempted to reflect the 'bay' style features of the adjacent dwellings, which is further accentuated through a mixed palette materials and colours as noted in the Design and Access Statement. The materials will be conditioned to ensure they respect the character of the area.
41. A reduction in height of the front wall is considered a positive alteration, and in officers view will enhance the appearance of the proposed building, and provide an active frontage within the street scene. The stone will be reused in the plinth of the proposed building.
42. Officers consider that the design incorporates distinctive local building features into a modern, contemporary building which accords with policies CS01 (2) and CS34 (3) and paragraph 2.8.12 of the Development Guidelines SPD.

43. The rear and side elevations are simpler in appearance, but in officer's opinion do not detract from the architectural character of the area and will allow additional light into the building through the proposed windows.
44. The proposed windows (grey double glazed Upvc units) are considered acceptable by officers and will provide sufficient light into the apartments. The choice of colour is not considered harmful to the visual appearance of the building within its context. The addition of specialist Lumisty View Control Films to higher level windows will be conditioned to protect neighbouring residential amenity.

#### Design – Site Layout

45. The building is positioned at the front of the site (north), respecting the established building line along the south side of North Road East. The site is not a true rectangle, meaning the rear of the building is closer to the south east corner boundary, than it is to the south west corner boundary. This means that outdoor amenity space, and space for the secure storage of bikes can be provided here.
46. There is an area to the east of the building, within the site that is proposed to be used for storage, and is once again accessed through security gate.
47. Access to the rear amenity space is through a security gate located in the north west of the site and through the west elevation at ground floor level.
48. Soft planting is proposed along the south elevation; within the rear amenity space which officers consider will both improve biodiversity on the site, and as well as provide screening into the ground floor rooms. This will be conditioned.

#### Design - Conclusion

49. Having considered the proposed design and its future use, it is the view of officers that building design is acceptable in terms of materials, massing, layout and its impact on the character of the street.

#### Neighbouring Residential Amenity

50. The Letters of Representations have raised concerns with regards to neighbouring residential amenity which has been considered accordingly.
51. Anti-Social Behaviour, Noise and Litter:-
  - There is concern amongst neighbouring residents that the proposed use of the building will encourage anti-social behaviour, including excessive noise and litter being left on the street. A Student Accommodation Management Plan for the site was requested by public protection service, which has since been approved by officers, and its implementation will be conditioned.
  - This document sets out protocol of the building for the reporting of noise, and satisfactory refuse management. It is the view of officers that the implementation of the Student Accommodation Management Plan should minimise anti-social behaviour and will accord with policies CS22, CS32 and CS34 of the Core Strategy.
  - Officers also consider that the reduction in height of the front wall will increase street scene presence, reducing the risk of anti-social behaviour, an approach that has been agreed with the Police Architectural Liaison. Furthermore, the ground floor communal space provides an active frontage, which accords with proposal CCI6 of the City Centre and University AAP;

- The addition of the security gate to the undercroft parking area will also prevent the congregation of students, ensuring that they move away or inside the building, thus reducing noise at potentially unsociable hours in accordance with policy CS32 of the Core Strategy.
- The retention of the high stone wall around the east, west and southern boundaries will in officers' view prevent noise from emanating out of the site, especially at the rear where the outdoor amenity space proposed.
- It is the view of officers that the internal communal space will reduce students congregating outdoors, reducing noise emanating into the vicinity; acting as a controlled environment.
- These design features are considered satisfactory to protect the amenity for neighbouring residents.

## 52. Overlooking and privacy

- The rear of the proposed building is screened up to and including 1<sup>st</sup> floor level by the boundary walls, significantly reducing the buildings overlooking potential.
- The 2<sup>nd</sup> and 3<sup>rd</sup> floors exceed the height of the boundary walls, therefore applicant has proposed a specific film that is applied to windows to prevent overlooking into the dwellings directly south of the application site, whilst still provide satisfactory light into the accommodation. Fully obscured glazing would not be appropriate; therefore Lumisty View Control Film system will be conditioned to ensure it is in-situ at all times. There will also be a pre-occupation condition for officers to make sure that they are satisfied with its application.
- The installation of Lumisty View Control Films means that officer's do not consider the proposal will cause demonstrably harmful overlooking and loss of privacy into dwellings south of the site. In officers' view, the Lumisty View Control Film will ensure that privacy of all residents is protected.
- Officers are satisfied that overlooking to the east and west of the site will not be demonstrably harmful. The buildings directly east of the site are not residential dwellings, and the dwellings to the west will be protected by proposed film that will be attached to higher level windows.
- The presence of the wall significantly reduces future occupiers view into the amenity area of the southern dwellings, especially at the south western corner of boundary where the building is set further back further.

## 53. Light and Sunlight

- Officers do not consider that there will not be a loss of light or sunlight into the dwellings and amenity area south of the site
- The Letters or Representation has suggested that the proposal will cause a loss of light into the dwellings on north side of North Road East.
- Light and shadowing surveys have been undertaken and demonstrate this, and officers are of the view that the distances between the two frontages of each side of the road, and the height of the proposed building will not cause a demonstrable loss of light or sunlight into these dwellings in accordance with Development Guidelines SPD.
- The dwellings to the west will not be impacted in terms of light and sunlight by this proposal.

## Future Residents Amenity

54. The development proposed 39 self-contained flats with a mix of sizes, all of which are considered by officers to be acceptable for the intended users. The Development Guidelines

SPD provides guidance on sizes for open market dwellings, and HMOs, however there is no specific size guidelines for purpose built student accommodation. Having reviewed similarly approved schemes within Plymouth, officers are satisfied that a good standard of private internal amenity is being provided for the prospective occupiers, and therefore accords with policy CS15 (5).

55. Furthermore, the addition of the communal space will enhance the living conditions for students, especially those occupying the studio apartments.
56. The amount of ground floor communal space being proposed was initially considered inadequate by drake ward members. Following successful negotiations with the applicant, who understood the concerns and therefore offered an additional 20% communal space which officers have now accepted.
57. The proposal is offering 125m<sup>2</sup> external amenity space, and 90m<sup>2</sup> of internal communal space (215m<sup>2</sup> total). Whilst officer recognise that the external amenity area falls slightly below the Development Guidelines SPD guidance, due to the sites location to both the university campus and numerous local public amenity spaces officers consider this to be acceptable.
58. Officer considers that future occupant will receive reasonable levels of light.

#### Amenity - Conclusion

59. The site is considered a city centre location, and as such, it is can be harder to mitigate the loss of amenity through developments where the density of the built environment is higher. The Development Guidelines SPD states that Council will support purpose built student accommodation as long as it is well designed, provides a decent of standard of accommodation and is suitably located to minimise any negative impacts on residential amenity, and do not consider this to be overdevelopment of the site.
60. The Student Accommodation Management Plan is a critical part to the proposal and in officer's view will significantly reduce any concerns raised by local residents. This plan is considered acceptable by Public Protection Service officers and will be conditioned.
61. Officers recognise that the site is located in close proximity to mix of residential dwellings, and is satisfied that the applicant has responded to neighbour concerns by agreeing ways to protect amenity. This has also been demonstrated by increasing the amount of internal communal space.
62. Officers are of the view that the proposal accords with the Development Guidelines SPD, and as such accords with Policy CS34 (6) which states that developments should protect the amenity of area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.
63. In officers' view, the proposal also accords with polices CS15, CS22 and CS32 of the Core Strategy with regards to amenity, safety and site security, and pollution.

#### Local Highways Authority

64. The Letters of Representation raised some concerns with regards to the parking and traffic.
65. The proposal will provide a small amount of car parking to serve the site, primarily to enable pick up and drop off of students and for servicing the site. The building will be excluded from the issue of parking permits within the residents parking zone in accordance with current policies. An informative will be added explaining this.

66. The access to the site will be via an existing dropped crossing into the site which will be widened. Cycle parking will be provided at the rear and will be conditioned. Gates will be provided to control vehicular entry to the site but these will be set back to allow vehicles to wait off the carriageway while waiting for gates to open. The 5 parking spaces, which are not being allocated to students, will mean that the amount of traffic accessing the site will be low. Officers' consider this will not demonstrably harm or prejudice the existing highways conditions, and the low amount of vehicular activity will further protect residential amenity.
67. Based on the above, the Local Highway Authority does not object to the proposal although planning conditions are recommended. A Travel Plan condition is also recommended to control the use of the parking areas to ensure they are not used as long stay parking spaces but instead used to service the flats, also to ensure that arrivals at the accommodation at the start of term are spread throughout the day as for other University Accommodation.
68. A local highways or strategic transport contribution for the city was not requested due to the sustainable location of the city, and the low pressures that future residents will place on public transport and road network.
69. Officers consider that the proposal accords with policies CS28 and CS34 (8) of the Core Strategy, as well as the Development Guidelines SPD guidance on parking and cycle provision.

#### Natural Environment and Wildlife

70. It was demonstrated that the site has a low ecological value, being almost entirely covered in hard surface with very little identifiable biodiversity.
71. The application has an accompanying Environmental Mitigation and Enhancement Strategy (EMES) which has been accepted by officers; however further information with regards to soft landscaping proposals (species and numbers etc.), and its implementation will be required. A Landscape Management will also be required and will be dealt with by way of condition.
72. Officer considers that the proposal accords with policy CS19, specifically criteria 5 as the proposal will ensure biodiversity net gain within the application site.

#### Drainage and SUDs

73. The site is a brownfield site currently occupied by offices and car parking and no details have been submitted describing the existing drainage for the site. The site is located in an area identified by the Environment Agency as a Critical Drainage Area where the existing sewerage system is at or close to its capacity. The site is also located in an area of potential contaminated land and therefore the risk of pollution to any receiving water bodies should be assessed and will be conditioned.
74. This application proposes to use a combination of permeable surfaces, an appropriately sized attenuation tank (to specialist design), and rain water harvesting using water butts which will feed into the raised planting beds.
75. Officers are satisfied that the proposal will be an improvement on the existing drainage scenario on the site, however further details will be required and conditioned to ensure it will work effectively and as designed.

## Sustainable Resource – CS20

76. By virtue of the site location, proposal CC05 of the City Centre and University AAP should be the consideration for this proposal when setting out a sustainable energy strategy.
77. Notwithstanding this, the applicant has addressed policy CS20 of the Core Strategy instead, and has proposed solar panels which will offset at least 15% of the emissions of the building. The panels will be positioned on the roof, however further information regarding the exact location will be required which will be dealt with by condition.
78. The applicant has suggested that when the University district heating system becomes operational, the building will look to have the relevant services installed to connect to the system. There is space (voids etc.) within the building at present to allow this to be done, and would the comply with proposal CC05.
79. Officers are therefore satisfied that the energy strategy for the building has been positively engineered to meet the relevant policy requirements of the Core Strategy and the AAP.

## **9. Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

## **10. Local Finance Considerations**

The provisional Community Infrastructure Levy liability (CIL) for this development is £79,505.3571 (index-linking applied, but subject to change before final liability confirmed).

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked. The applicant should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see [www.plymouth.gov.uk/cil](http://www.plymouth.gov.uk/cil) for guidance.

Further evidence of the nature and timings of the use may be required as part of the CIL liability process.

## **11. Planning Obligations**

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Obligations have been requested by council officers with respect to natural infrastructure projects. These were raised during the pre-app process, and have been agreed in principle:

- £9,547.20 for Local Greenspace, for the provision and maintenance of greenspace and access improvements at Victoria Park
- £17,318.34 for Playing Pitches for the provision and maintenance of baseball facilities at Central Park

The Management fee been calculated as £3997.34 based on gross proposed floor space of 1,486m<sup>2</sup> charged at £2.69m<sup>2</sup> as per the Fees Policy 2013

## 12. Equalities and Diversities

This proposal has considered that there is a wide range of prospective students that university will look to find accommodation for by providing two accessible units for persons with disabilities, located on the ground floor of the building.

## 13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically the Local Development Framework and the City Centre and university AAP and is therefore recommended for conditional approval subject to the signing of a S106

## 14. Recommendation

In respect of the application dated **04/08/2015** and the submitted drawings Site Location Plan 914-300; Existing Site Layout 914-301; Existing Elevations 914-302; Existing Sections 914-303; Proposed Site Layout and Roof Plan 914-401; Proposed Plans 914-402 RevC; Proposed Elevations 914-403; Proposed Street Scenes 914-404; Existing Trevi Courtyard Detail; Proposed Trevi Courtyard Detail; Proposed Rear Elevation (Additional Info); Proposed Sections; Shadows Study - October Middy; Shadows Study - October 9am; Shadows Study - October 3pm; Design and Access Statement; CS20 Energy Statement; Preliminary Ecological Appraisal; Ecological Mitigation and Enhancement Scheme; Phase I Environmental Desktop Report; Student Accommodation Management Plan, it is recommended to: **Grant conditionally subject to S106 Obligation**

## 15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

## CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 914-300; Proposed Site Layout and Roof Plan 914-401; Proposed Plans 914-402 RevC; Proposed Elevations 914-403; Proposed Street Scenes 914-404; Design and Access Statement; CS20 Energy Statement; Ecological Mitigation and Enhancement Scheme; Student Accommodation Management Plan

### Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

## Pre-commencement Conditions

### PRE-COMMENCEMENT: DRAINAGE

(3) No development shall take place until drainage, flood and water disposal information relating to the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details should include:-

(a) A Flood Risk Assessment (FRA) should be submitted for the site to provide evidence that the proposed drainage system can provide a 1% AEP standard of protection plus a 30% allowance for climate change with suitably designed flow control and attenuation as required. Calculations and modelling data should be produced in support of any drainage design showing that the drainage system is designed to the required standard, taking into account permeable areas;

NB: As a brownfield site, the PCC LFRMS requires that rate of discharge from the site is limited to greenfield rates with a 30% allowance for climate change. Exceedance flow routes should be included in the FRA. Any exceedance flows should be contained on site and directed away from public areas.

(b) A detailed design of the proposed drainage systems should be submitted, including pipe types and sizes, manhole schedule and details of silt traps and interceptors. Pipe types and sizes for the proposed drainage system should be identified. The surface water drainage system including manholes and pipes should be designed in accordance with Sewers for Adoption 7th Edition (WRC 2012) where appropriate. As built record information will be required for the proposed drainage system including attenuation systems. A maintenance schedule should also be submitted for the proposed attention system.

(c) A CCTV condition survey of any existing drainage system should be undertaken with reference to SWW where it is to be utilised;

(d) Evidence of approval by SWW to connect to their combined sewerage system should be submitted.



Reason:

To enable consideration to be given to any effects of the drainage regime on the environment and landscape features in accordance with Policy CS20 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

NB: To ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

#### PRE-COMMENCEMENT: ACCESS (CONTRACTORS)

(4) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NB: To ensure that the development can ensure the safety of road users and pedestrians can be maintained during construction

#### PRE-COMMENCEMENT: CONTAMINATED LAND

(5) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

#### Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes

- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

## Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

## Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

## Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local

Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

NB: To ensure that risks to health through contamination are properly considered and addressed before building works commence.

#### PRE-COMMENCEMENT: CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

(6) No development shall take place until a construction environment management plan incorporating method statements to demonstrate how the new drainage system and water environment is protected during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before construction commences

Reason:

To enable consideration to be given to any effects of the drainage regime on the environment and landscape features in accordance with Policy CS20 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

NB: To demonstrate that the water environment is not subjected to any adverse effects as a result of the construction process

#### PRE-COMMENCEMENT: LANDSCAPE DESIGN PROPOSALS

(7) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; planting plans including the location of all proposed plants their species, numbers, densities, type (i.e. bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection].

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

NB: To ensure the landscaping can be properly incorporated within the development proposals.

## PRE-COMMENCEMENT: EXTERNAL MATERIALS

(8) No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

NB: To ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

## Pre-occupation Conditions

### PRE-OCCUPATION: CAR PARKING PROVISION

(9) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### PRE-OCCUPATION: LUMISTY VIEW CONTROL FILM

(10) Prior to the occupation the building hereby approved, the Local Planning Authority shall visit the development to ensure that the approved Lumisty MFW View Control Film has been installed satisfactorily. The View Control Films application shall ensure that:

- (a) The angle of view control is not detrimental to future occupiers so that they are provided with sufficient light into the rooms and are also provided with reasonable outlook;
- (b) Residents to the south of the approved buildings do not suffer from overlooking or loss of privacy.

Reason:

To ensure future occupiers amenity is not demonstrably impacted, and in order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

## PRE-OCCUPATION: TRAVEL PLAN

(11) The building hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage students, staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the building manager shall operate the approved Travel Plan.

### Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. The applicant should contact

## PRE-OCCUPATION: ENERGY

(12) Unless otherwise agreed previously in writing with the Local Planning Authority, the development shall be completed in accordance with the CS20 Energy Statement prepared by Energy Compliance Ltd (26-06-2015). This identifies and proposes the use of Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production.. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods (in this case Photovoltaic Cells) shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

### Reason:

To ensure that the development incorporates onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22

## PRE-OCCUPATION: CYCLE PROVISION

(13) The building shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 39 bicycles to be securely parked in a secure and covered location. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

### Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### **PRE-OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION**

(14) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

#### **Reason:**

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

#### **PRE-OCCUPATION: LANDSCAPE MANAGEMENT PLAN**

(15) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

#### **Reason:**

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

#### **Other Conditions**

#### **CONDITION: ACCOMMODATION MANAGEMENT**

(16) The development hereby permitted shall be managed in accordance with the submitted Student Accommodation Management Plan at first occupation. Thereafter, the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

The management plan for the operation of the accommodation hereby approved, includes contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date. The management plan shall be adhered to strictly at all times.

#### **Reason:**

To assist in protecting the residential amenities of the area, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

#### CONDITION: NOISE

(17) The noise emanating from any plant (LAeqT) should not exceed the background noise level (LA90) at anytime as measured at the façade of the nearest adjacent residential properties.

To protect the amenity of future residents and to avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### CONDITION: GLAZING: LUMISTY VIEW CONTROL FILM

(18) Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the windows at Second and Third floor level in the South elevation of the proposed building shall at all times be glazed using Lumsity MFW View Control Film.

#### Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

#### CONDITION: BIODIVERSITY

(19) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (Green Ecology, July 2015) for the site.

#### Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF paragraphs 109, 118.

#### CONDITION: SOFT LANDSCAPE WORKS

(20) Soft landscape works shall include planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

#### Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

#### CONDITION: STUDENT ACCOMMODATION

(21) The occupation of the accommodation hereby approved shall be limited to students in full-time education only.

#### Reason:

The accommodation is considered to be suitable for students in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits.

#### CONDITION: PRESERVATION OF SIGHT LINES

(22) No structure, erection or other obstruction exceeding 600mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access at any time.

#### Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

#### CONDITION: STONE

(23) The stone removed from the front wall as part of the approved plans shall be retained and neatly stored onsite until construction begins. The retained stone shall be used in the construction of the building hereby approved unless otherwise agreed in writing by the local planning authority.

#### Reason:

To ensure that the materials used are in keeping with the appearance and character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

### **Informatives**

#### INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way [including pre-application discussions] and has imposed planning conditions to enable the grant of planning permission.



#### INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(2) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at [www.plymouth.gov.uk/CIL](http://www.plymouth.gov.uk/CIL). You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

#### INFORMATIVE: KERB LOWERING

(3) Before the access hereby approved is first brought into use it will be necessary to secure dropped kerbs [and footway crossings] with the consent of the Local Highway Authority. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.

#### INFORMATIVE: NOISE IMPACT ASSESSEMENT: PLANT ROOM

(4) The applicant should carry out a noise impact assessment prior to construction to identify if the plant room is likely to cause an impact on neighbouring residents. This will help assess if any further mitigation is required in the design and construction of the development, to ensure that the above condition is met.

#### INFORMATIVE: CODE OF PRACTICE

(5) The development approved by this planning permission shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working. The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### INFORMATIVE: MANAGEMENT PLAN

(6) With regard to the management plan, it is recommended that there is an appropriate selection process for tenants and that an appropriate anti-social behaviour clause is included in the tenancy agreement so that any anti-social behaviour or noise nuisance created by the tenants can be adequately addressed. Please note that should a noise nuisance be created at the property, then action may be taken in line with statutory nuisance provisions under the Environmental Protection Act 1990.

#### INFORMATIVE: WATER POLLUTION

(7) Opportunities to eliminate pollution from surface water run off should be taken. To minimise pollution being discharged into the sewer network, Plymouth Local Flood Risk Management Strategy separate systems for roof and highway drainage is recommended. The highway and parking surface water run off should be discharged via an interceptor or other method to remove potential pollutants.

## INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

(8) The applicant should be made aware that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.